

For Immediate Release

18 June 2008

Luxury Scales New Height - Leisure Farm Resorts Wins Prestigious Fiabci Awards

Mulpha International Bhd's Pinggiran Bayou Village Homes in Leisure Farm has recently clinched the prestigious Fiabci Prix d'Excellence 2008 Award for Best Residential Category.

The win places the lovely Pinggiran Bayou Village Homes, an exclusive enclave of 122 courtyard homes in a secure and double-gated and guarded community, in illustrious Company, joining past winners in the same category including Trump World Tower in New York (2003), Twin Waters Sunshine Coast in Australia (2004) and Caribbean Bay at Keppel in Singapore (2006).

The Pinggiran Bayou Village Homes is an exclusive enclave of 122 two-storey courtyard homes in a secure and double-gated and guarded community. The low-density series of courtyard homes lines a linear waterway and fronts the expansive Canal Park. With a tropical contemporary façade, the clustered homes, complete with cobblestone driveways and pocket parks, form a grand vista that resemble stylish Italian homes.

Says Lee See Huang, the Executive Chairman of Mulpha International Bhd, "We feel honoured and at the same time humbled that our product, Pinggiran Bayou Village Homes, is recognized by such an esteemed body. This win is an affirmation of the vision and commitment of Mulpha International to develop luxury real estate products that are upmarket and innovative in its offerings."

Architectural gem

The Pinggiran Bayou Village Homes is part of Mulpha International's acclaimed Leisure Farm development in Johor, Malaysia. Built at a cost exceeding RM2 billion and situated just 15 minutes away from Singapore's Second Link, this flagship property of Mulpha International Bhd has been drawing in foreign home buyers by the droves. The development has also picked up several local and international awards, mainly due to its consistent commitment towards developing eco-friendly lifestyle homes.

A five-star resort hotel and a marina complex for waterfront living are also in the pipeline for this 1,756-acre freehold property, which has a 36-hole championship golf course and a 25-acre equestrian and country club on its grounds.

But perhaps the Resort's biggest attraction is its outdoors-indoor concept, which aims to bring nature right up to the doorstep. All its world-class facilities are set against a magnificent backdrop of 280 acres of natural mangrove, canals, orchard and plantations. When completed, it's expected to have a population of only 30,000 people.

"Leisure Farm Resort has a double-gated environment with 800 acres allocated for open spaces for recreation purposes. We found that the social effect was better when you've a density of less than 22 units per acre, so we limit the development to 80 units in three acres, and 122 units in six

acres. With that, there's a better chance of creating a community,' says Ronn Yong, Mulpha International's property division general manager.

The benefits are that residents have a more relaxed living environment they feel more ownership over the space and tend to know their neighbours

Visionary behind unique concept

And the driving force behind this market leading development is none other than Ronn Yong.

“The Leisure Farm was created with a vision in mind – to help residents achieve harmony between the mind, body and soul”, he said. As such the master plan is designed with sensitivity and thoroughness to preserve the area's natural green landscape as much as possible.

“Pinggiran Bayou is the first in Malaysia to adopt the green architecture, and the project has stayed true to the concept of sustainability and the green factor. As more countries strive to be eco-friendly cities, and as customers become more eco-conscious, we are constantly setting new benchmarks as a long-term commitment to our purchasers”, he added.

Julian Candiah, who bought a one-acre lot at the Leisure Farm Resort Residences noted, “It seems that Leisure Farm is a hidden jewel ... In fact, several of my friends were surprised that the Resort has won international awards.”

Leisure Farm Resort Residences is truly a gem of resort that is waiting to be discovered.

Mulpha International Bhd is a diversified conglomerate and a component stock of the Bursa Malaysia Composite Index. Listed on the Malaysian Main Board of Bursa Malaysia Securities Berhad (www.bursamalaysia.com) since 1983, it has shareholders' funds of about of RM2.4 billion.

The Group's focus is on real estate and property-related services and financial services, with operations and investments in Malaysia, Vietnam, Singapore, People's Republic of China, Hong Kong and Australia.

Over the years, Mulpha has leveraged on its expertise abroad to become Malaysia's largest real estate investor and developer in Australia, owning world-class assets that include Sanctuary Cove and Hyatt Regency Sanctuary Cove in Queensland, InterContinental Sydney, Hilton Melbourne Airport, Norwest Business Park Sydney, The Hotel School Sydney, Bimbadgen Estate in New South Wales' Hunter Valley and the world-renowned and award-winning Hayman Great Barrier Reef.

For Press & Analysts Contact:

Pn. Faridah Hanim

Group Corporate Communications Manager

Tel: (603) 7957 2233 ext 381

DID: (603) 7958 7187

Fax: (603) 7957 3471

Email: faridahh@mulpha.com.my

Website: www.mulpha.com.my

Leisure Farm Resort Residences

Located within the Iskandar Development Region (IDR), the fastest developing area in the southern state of Johor, Leisure Farm Resort Residences is well connected through a network of highways linking to Johor Bahru City, Singapore, Tanjung Pelepas Port, Senai International Airport and the upcoming Johor New State Administration Centre. Mirroring the success of Sanctuary Cove, its sister development in Brisbane, Australia, Leisure Farm has been transformed from an agricultural homestead to an Award winning resort residential development. The advent of its three conceptual centers, the Mind, Body and Soul, forms the backbone of this beautiful expanse of undulating hills, catering to residential needs, recreational spaces and a community hub.

Comprising internationally classed facilities and amenities, Leisure Farm offers an escape to resort-styled residential living. With a host of accolades for visionary residential concepts, attracting both local and international markets, the Mind, Body and Soul centers of Leisure Farm include D'Rimbunan, the Canal Park and the Bale Equestrian & Country Club. Designed with a natural environment, Leisure Farm Resort's master plan also emphasizes on the preservation of the existing ecology coupled with its green program to enhance the quality of life. Covering an area of 1,765 acres, Mulpha International's estimated RM2.1 billion flagship development is the epitome of residential living in a double-gated resort community.

For more information, please visit www.leisurefarm.com.my

About Ronn Yong – Architect Maestro and Mastermind

Mr Ronn Yong has been Executive Director of Mulpha Properties Division in Mulpha Land Bhd, and General Manager of the Land & Properties Division in Mulpha International Bhd since 2002. He is also the driving force behind Leisure Farm Resort Residences' award winning architecture.

Under Ronn's visionary leadership, Leisure Farm Resort Residences has culled a string of accolades including the FIABCI Property Malaysia in 2005 under the Master Planning Category, runner-up in the FIABCI Prix d'Excellence in 2004 for Leisure Farm's Bale Equestrian and Country Club, and PAM Commendation in 2003 for Leisure Farm's Pinggir Bayou /Village Homes.

Ronn's role also encompasses conceiving and crafting the Master Plan for Leisure Farm to be a premier, luxury double-gated residential enclave in the region, overseeing the design and architecture of Leisure Farm's Bale Equestrian and Country Club, D'Rimbunan Village, Canal Park, Bayou Bay, Bayou Grove, Bayou Water Village homes, The Link homes, Garden Court homes and a host of show villas including The Linear and Honua.

Ronn received his training from Kent State University in Kent, Ohio where he holds a Bachelor of Science, Bachelor of Architecture and Masters in Architecture. Ronn also participated in special programs such as Harvard University's Financial Management for Design Firms and, Resort, Golf, Residential Site Planning and Design with Geoffrey Cornish and Robert Graves in Harvard, and Italy's Design Studio in Florence and the American Academy of Arts in Roma.

Editor's notes:

FIABCI is the French acronym for the International Real Estate Federation which organises the competition to recognise the best in world real estate developments. The Prix d'Excellence, often regarded as the Oscars of the real estate industry, is judged by an international panel of experts with regard to criteria such as construction, brokerage, facilities management, marketing strategy, impact on the local community and benefit to the environment.